



## TOWN OF COALDALE APPLICATION FOR A LAND USE BYLAW AMENDMENT

Date of Application: April 22, 2026

<i>Bylaw No.</i>	
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Date Deemed Complete: \_\_\_\_\_

**IMPORTANT NOTE:** Although the Designated Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 6 months after the date of refusal.

### APPLICANT INFORMATION

Name of Applicant: 2463009 AB. Ltd. VW Holdings

Mailing Address: 107 Fairway Drive

Phone: (403) 360-3175 Loren V.

Phone (alternate): (403) 894-4890 Kelly Weiers

City: Coaldale, AB

Fax: \_\_\_\_\_

Postal Code: T1M 1H1

Email: loren.visscher@gmail.com

Check this box if you would like to receive documents through email

Is the applicant the owner of the property?  Yes  No

↓  
IF "NO" please complete box below

Name of Owner: _____	Phone: _____
Mailing Address: _____	Applicant's interest in the property: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____
City: _____	
Postal Code: _____	

### PROPERTY INFORMATION

Municipal Address: 1511 - 21 Ave.

Legal Description: Lot(s) 5 & 6 Block 20 Plan 6476 A.A.  
 OR Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

**AMENDMENT INFORMATION**

What is the proposed amendment?

Text Amendment

Land Use Redesignation

**IF TEXT AMENDMENT:**

For text amendments to the *Land Use Bylaw*, attach a description including:

- the section to be amended;
- the change(s) to the text; and
- reasons for the change(s).

**IF LAND USE REDESIGNATION:**

Current Land Use Designation:

R-1A

Proposed Land Use Designation (if applicable):

R-2 Direct Control

Map Attached Site map and blue prints (with elevations) attached

Please attach a descriptive narrative detailing:

- the proposed designation and future land use(s);
- if and how the proposed redesignation is consistent with applicable statutory plans;
- the compatibility of the proposal with surrounding uses and zoning;
- the development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire and police protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where deemed appropriate by Council.

**DECLARATION OF APPLICANT/AGENT**

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

*Loren Viascher*

APPLICANT

Registered Owner (if not the same as applicant)

**ATIA Notification:** Your name, home phone number, home address and postal code are collected under the authority of section 4(c) of the *Protection of Privacy Act* (Alberta). This information will be used in the administration of Town of Coaldale programs. If you have any questions about this collection, contact the Privacy Coordinator at the Town of Coaldale, #200, 1801 20<sup>th</sup> Avenue, P.O. Box 1236, Coaldale, AB, T1M 1M1, or by phone at 403-345-1306.

**TERMS:**

1. Although the Designated Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent, and is without prejudice to any decision in connection with the formal application. It must be clearly understood that any action taken by the applicant before a Development Permit is received, is their own risk.
2. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. Plans and drawings should be on a scale appropriate to the Development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
3. Pursuant to the Municipal Development Plan, an Area Structure Plan may be required by Council before a decision is made.
4. The designated Officer may request additional diagrams, reports or other information to be provided by the applicant in order to assist in evaluating the application.